

Plan:8 Town Planning Ltd

James Stannard
Planning Officer
Development Services
High Peak Borough Council
James.Stannard@highpeak.gov.uk

18th February 2026

Dear James,

Planning Portal Reference: PP-14702606

Condition Discharge Application at High Hill Road New Mills HPBC reference HPK/2025/0448

Please find enclosed an application to discharge the pre-commencement elements of conditions 3, 4, 5, 7, 8, 11 and 13 of planning permission HPK/2025/0448.

You will find enclosed within the planning portal submission:

- Application Forms
- Condition 7 - Biodiversity Net Gain Plan as Completed by Russell Grey of Etive Ecology Ltd – BNG plan submitted.
- Condition 8 - Habitat Management and Monitoring Plan (HMMP) Completed by Russell Grey/Detail Homes
- Condition 13 - Drainage scheme for foul and surface water report by REFORD Consulting Engineers Limited (report dated February 2026) PLUS note from Neil Houlihan Detail Homes Ltd on discussion and agreement with the LLFA and UU.
- Condition 3 - Schedule of facing materials
- Condition 4 - Hard and soft landscaping plan
- Condition 5 - Boundary treatment plan
- Condition 11 - Species Enhancement Plan – as prepared by Russell Grey of Etive Ecology.

Application fee to be paid via the planning portal.

If you require any further information, please do not hesitate to get in touch.

Your sincerely,

Simon

Simon Plowman MA MTRPI

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